

# BOARD OF ZONING ADJUSTMENT

## DOCKET BOARD OF ZONING ADJUSTMENT January 13, 2015

Ms. Theresa Otto, Chair  
Mr. Mike Keleher, Vice Chair  
Mr. Richard Osborn  
Mr. Tom Stiller

Mr. Quinton Lucas  
Mr. Mark Ebbitts, Alt. 1  
Mr. Coby Crowl, Alt. 2  
Mr. Tony Bonuchi, Alt. 3

### Other Matters:

- A. The Board of Zoning Adjustment may hold a closed session for legal advice pursuant to Section 610.021 (1), RSMO.
- B. The Board of Zoning Adjustment docket provides docket times for the convenience of the applicant and the community. These times only indicate the case will not be heard prior to the stated time. It does not guarantee the case will be heard at the stated time. Please be aware the docket often runs later than the stated time.

### Council District      12:30 P.M. – 26<sup>th</sup> Floor – Council Chambers

#### NEW CASES

- |   |    |    |  |
|---|----|----|--|
| 1 | JP | 1. | <b>Case No. 12434-A-13 – 9301 N. Overton Avenue</b> – A residential lot generally located on the east side of N. Overton Ave. with NE 92 <sup>nd</sup> Ct. to the south and the City Limits to the east, to consider a request for a variance to the minimum required rear yard setback of a principle structure, to allow for a covered deck on a proposed house, plus any other necessary variances. |
| 1 | JP | 2. | <b>Case No. 12434-A-14 – 9221 N. Overton Avenue</b> – A residential lot generally located on the east side of N. Overton Ave. with NE 92 <sup>nd</sup> Ct. to the south and the City Limits to the east, to consider a request for a variance to the minimum required rear yard setback of a principal structure, to allow for a covered deck on a proposed house, plus any other necessary variances. |
| 1 | JP | 3. | <b>Case No. 12434-A-15 – 9201 N. Overton Avenue</b> – A residential lot generally located on the south end of N. Overton Ave. with NE 92 <sup>nd</sup> Ct. to the north and the City Limits to the east, to consider a request for a variance to the minimum required rear yard setback of a principal structure, to allow for a covered deck on a proposed house, plus any other necessary variances. |
| 6 | JP | 4. | <b>Case No. 8518-A-1 – 6242 Oak Street</b> – A residential lot located at the northwest corner of East 63 <sup>rd</sup> Street and Oak Street, to consider a request for a variance to the platted front yard setback, plus any other necessary variances.   |

# BOARD OF ZONING ADJUSTMENT

Board of Zoning Adjustment Docket  
Page 2  
January 13, 2015

## **Council District**      **1:00 P.M. – 26<sup>th</sup> Floor – Council Chambers**

### **NEW CASES**

- |   |    |    |  |
|---|----|----|--|
| 4 | JP | 5. | <b>Case No. 14530-A – 4444 Summit (Lot 2)</b> – A residential lot located at the northwest corner of W 45 <sup>th</sup> Street and Summit Street, to consider a request for a variance to the minimum required lot size, plus any other necessary variances.   |
| 4 | JP | 6. | <b>Case No. 14530-A-1 – 4444 Summit (Lot 3)</b> – A residential lot located at the northwest corner of W 45 <sup>th</sup> Street and Summit Street, to consider a request for a variance to the minimum required lot size, plus any other necessary variances.   |
| 4 | JP | 7. | <b>Case No. 14530-A-2 – 4444 Summit (Lot 4)</b> – A residential lot located at the northwest corner of W 45 <sup>th</sup> Street and Summit Street, to consider a request for a variance to the minimum required lot size, plus any other necessary variances.   |
| 3 | AW | 8. | <b>Case No. 12296-A-1 – 3014 E. 7<sup>th</sup> Street</b> – A residential lot generally located on the north side of E. 7 <sup>th</sup> St. mid-block between Gladstone Ave. to the west and Benton Blvd. to the east, to consider a request for a variance to the minimum required side yard setback and a variance to the minimum required front yard setback, plus any other necessary variances. |

## **Council District**      **1:30 P.M. – 26<sup>th</sup> Floor – Council Chambers**

### **CONTINUED CASE**

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|---|----|----|--|
| 6 | AW | 9. | <b>Case No. 9691-SU-29 – 1201 W. 136<sup>th</sup> Street</b> -- About 1.8 acres generally located on the east side of State Line Road between W 136 <sup>th</sup> Street and W 138 <sup>th</sup> Terrace, to consider the approval of a Special Use Permit for an oversize monument sign for a retail use in District B 3-2 (Community Business dash 2) to allow for the construction of a monument sign, plus any necessary variances. (Continued from 4-8-14 – No Testimony) |
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### **NEW CASE**

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|---|----|-----|---|
| 3 | JR | 10. | <b>Case No. 14516-SU-1 – 3000 Troost Avenue</b> -- About 0.4 acres generally located at the southwest corner of E 30 <sup>th</sup> St and Troost Ave, to consider approval of a special use permit in District B4-5 (Heavy Business/Commercial (dash 5)) to allow for a limited manufacturing, production and industrial service use and any necessary variances. |
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### **CONTINUED CASE**

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|---|----|-----|--|
| 1 | JR | 11. | <b>Case No. 14514-SU – 5090 NE Chouteau Trafficway</b> -- About 3.5 acres generally located at 5090 NE Chouteau Trafficway, to consider approval of a special use permit in District B1-1 (Neighborhood Business (dash 1)) and District R-6 (Residential 6) to allow for 7,300 square foot addition to an existing religious assembly use and any necessary variances. (Continued from 12-9-14 – No Testimony) |
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# BOARD OF ZONING ADJUSTMENT

Board of Zoning Adjustment Docket  
Page 3  
January 13, 2015

## **Council District      2:00 P.M. – 26<sup>th</sup> Floor – Council Chambers**

### **NEW CASES**

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|---|----|-----|--|
| 4 | JR | 12. | <b>Case No. 14526-SU</b> -- About 0.12 acres generally located at 4214 E 7th St, to consider approval of a special use permit in District R-2.5 (Residential 2.5) to allow for a school and any necessary variances.   |
| 6 | OA | 13. | <b>Case No. 10823-SU-4 – 11811 E. State Line Road</b> - About 13 acres generally located at the northeast corner of W. Minor Drive and State Line Road, to consider approval of a special use permit in Districts R-1.5 and R-7.5 (Residential dash 1.5 & 7.5) to allow for an amendment to the existing church plan to delete Lot 9, Verona Hills subdivision from the church plan. |

### **CONTINUED CASES**

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|---|----|-----|--|
| 2 | OA | 14. | <b>Case No. 9132-SU-11 – 11221 N. Nashua Drive</b> - About 6.3 acres generally located at the northwest corner of N. Nashua Drive and N. McGee Street, to consider approval of a special use permit in District R-7.5 (Residential 7.5) to allow for 24,000 square foot building addition to the existing skilled nursing facility. (Continued from 11-25-14 –No Testimony) <b>(To be continued)</b> |
| 2 | OA | 15. | <b>Case No. 12429-SU-1 – 11121 N. Nashua Drive</b> -- About 0.6 acres generally located at the northeast corner of N. Nashua Drive and N. McGee Street, to consider approval of a special use permit in District R-7.5 (Residential 7.5) to allow for off-site parking lot to serve the existing skilled nursing facility. (Continued from 11-25-14 –No Testimony) <b>(To be continued)</b>          |

### **OTHER MATTERS**

Approval of the minutes of 11-25-14.



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at [actioncenter@kcmo.org](mailto:actioncenter@kcmo.org).